CASE OFFICER'S REPORT

Application Reference:	PL/2023/05800
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	11 August 2023
Case officer:	Hilary Baldwin

Site Address:	3 DEANSWAY, CHIPPENHAM, SN15 1QY
Proposal:	Loft Conversion
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for a hip to gable extension to the roof of this semi-detached dwelling for the benefit of a loft conversion.

The proposed gable end would be marginally inset from the side elevation of the property with full height, opaque glazed sections across most of its width. Two small rooflights are proposed within the front (eastern) roof slope and two larger rooflights are proposed within the rear (western) elevation. Internally, the existing stair case would be retained with a second flight being formed within a section of a small front bedroom. There is an existing window serving the staircase on the northern side elevation which would be reduced in height to accommodate the second flight of stairs.

The development would provide for an additional bedroom on the second floor which would result in no net gain of bedrooms, due to a first-floor bedroom providing space for the new staircase.

Site Description

The application site comprises a semi-detached property located within the settlement boundary of Chippenham. The property presents as a mid 20th century dwelling which has an oversailing roof above a rounded end, front bay window with rendered elevations and brick soldier course between the ground and first floor.

The property is set in quiet, residential turning of very similar pairs of properties which are separated by adjoining garages on the site elevations. Some have benefited from first floor extensions above the garages but there is a clear architectural style and palette of materials. Opposite the site and on the eastern side of Deansway are very different, single storey, detached dwellings.

The site is outside of any designated conservation area and there are no other nearby heritage assets.

Policies

National Context:

National Planning Policy Framework (NPPF) 2021
Paragraph 11 – Presumption in favour of sustainable development
Paragraphs 130 - Achieving well designed places

Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015.
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 10 - Spatial Strategy for the Chippenham Community Area
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60- Sustainable Transport

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues
Principle of Development
Impact on the character and appearance of the area
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History
There is no planning history on the site or on adjacent sites that is considered relevant to determination of the current proposal.

Consultation Responses
Chippenham Town Council – No comment to make

Representations
No Letters of Representation were received in relation to the proposed development.

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:
The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2

and CP57 of the adopted Wiltshire Core Strategy, subject to site specific assessment and related policy consideration and compliance with other policies contained within the development plan.

Impact on the Character and Appearance of the Area

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

There would be a visible change to the roofline within the streetscene, but it is evident that some of the adjacent properties on the western side of Deansway have had side elevation extensions which have enclosed the spaces between the dwellings. Whilst no others have hip to gable roof lines, it is pertinent to note that a simple hip to gable change could be undertaken by way of permitted development but in this instance, permission is required due to the inclusion of the glazed side elevation. The glazed elevation would have some visibility but as it is restricted to second floor level and only on the site elevation, it is not considered to significantly detract from the overall aesthetic of these characterful properties with their rounded bay features, oversailing front roof lines and brick soldier course between floors. Those particular elements would not be altered. The proposed rooflight windows to the front and rear roof slopes are also not considered out of character. However, it is considered appropriate and necessary to add conditions to any grant of permission that the development is carried out in accordance with the stated materials and that the glazed side elevation is constructed of opaque glass.

It is noted that the property already benefits from a large, side elevation window serving the stairwell and a small window serving a bathroom. These would not change with the exception of the height of the stairwell window which would be marginally reduced to accommodate the second flight of stairs above. There is no Officer concern in relation to this amendment.

It is noted that the Town Council have not raised any objection to the proposed development.

In this instance, due to the size and location of the development, and the use of appropriate material detailing the proposal is considered to be in compliance with CP57 and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

The proposed development is not considered to result in significant increase in overshadowing, loss of outlook, loss of privacy or noise impact upon the adjacent neighbouring occupiers. The roof light windows would not allow overlooking to adjacent rear amenity spaces significantly above that which can already be undertaken from rear, first floor windows, and the inclusion of opaque glass within the proposed side elevation would preclude views from the second floor stairwell and bedroom.

No letters of representation have been received in relation to the proposed development.

Access, Parking and Highway Safety

The proposed development would provide for one larger bedroom, but there would be no net gain as the second-floor staircase would be located within an existing front bedroom which would then

provide for a landing and window. The existing parking provision will be retained, which will meet the current adopted parking standards.

Conclusion
As such, the proposal is considered to accord with Core Policies 2, 57 and 60 of the Wiltshire Core Strategy and the guidance and provision as contained within the NPPF. It is therefore recommended that the application be permitted subject to relevant conditions.

Conditions: (4)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

AA/21/60/01 Existing Ground Floor Plan. Received on 14 July 2023
AA/21/60/02 Existing First Floor Plan. Received on 14 July 2023
AA/21/60/03 Existing Elevations. Received on 14 July 2023
AA/21/60/04 Location Plan and Existing Site Plan. Received on 14 July 2023
AA/21/60/05 Existing Section A-A. Received on 14 July 2023
AA/21/60/06 Existing Section B-B. Received on 14 July 2023
AA/21/60/11 Proposed Ground Floor Plan. Received on 14 July 2023
AA/21/60/12 Proposed First Floor Plan. Received on 14 July 2023
AA/21/60/13 Proposed Second Floor. Received on 14 July 2023
AA/21/60/14 Proposed Elevations. Received on 14 July 2023
AA/21/60/15 Proposed Site Plan. Received on 14 July 2023
AA/21/60/16 Proposed Section A-A. Received on 14 July 2023
AA/21/60/17 Proposed Section B-B. Received on 14 July 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 Before the development hereby permitted is first occupied the windows in the north-western elevation at second floor level as shown on Drawing AA/21/60/14, shall be glazed with opaque glass only and shall be permanently maintained with opaque glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (4)

5 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

8 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land

outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.